

EXHIBIT A

SUMMARY OF UNPAID PRE-PETITION RENT

TENANT STATEMENT

Windermere Center
6213 Allisonville Road
Indianapolis, IN 46220

Prepared For

Big Lot's
Windermere Center
6213 Allisonville Road, Unit 6225
Indianapolis, IN 46220

Date:

10/29/2024

Total Due

46,800.10

Date	Description	Charges	Payments	Balance
10/02/2024	ACH	0.00	17,521.30	46,800.10
10/01/2024	BASE RENT (10/2024)	14,700.00	0.00	64,321.40
10/01/2024	ESTIMATED INSURANCE (10/2024)	720.47	0.00	49,621.40
10/01/2024	ESTIMATED CAM (10/2024)	2,100.83	0.00	48,900.93
09/01/2024	BASE RENT (09/2024)	14,700.00	0.00	46,800.10
09/01/2024	ESTIMATED INSURANCE (09/2024)	720.47	0.00	32,100.10
09/01/2024	ESTIMATED CAM (09/2024)	2,100.83	0.00	31,379.63
08/01/2024	BASE RENT (08/2024)	14,700.00	0.00	29,278.80
08/01/2024	ESTIMATED INSURANCE (08/2024)	720.47	0.00	14,578.80
08/01/2024	ESTIMATED CAM (08/2024)	2,100.83	0.00	13,858.33
07/05/2024	ach	0.00	17,521.30	11,757.50
07/01/2024	First Half 2023 pay 2024 Property Tax	11,757.36	0.00	29,278.80
07/01/2024	BASE RENT (07/2024)	14,700.00	0.00	17,521.44
07/01/2024	ESTIMATED INSURANCE (07/2024)	720.47	0.00	2,821.44
07/01/2024	ESTIMATED CAM (07/2024)	2,100.83	0.00	2,100.97
06/03/2024	ach	0.00	17,521.30	0.14
06/01/2024	BASE RENT (06/2024)	14,700.00	0.00	17,521.44
06/01/2024	ESTIMATED INSURANCE (06/2024)	720.47	0.00	2,821.44
06/01/2024	ESTIMATED CAM (06/2024)	2,100.83	0.00	2,100.97
05/20/2024	ach	0.00	1,032.63	0.14
05/06/2024	ach	0.00	17,521.30	1,032.77
05/01/2024	BASE RENT (05/2024)	14,700.00	0.00	18,554.07
05/01/2024	ESTIMATED INSURANCE (05/2024)	720.47	0.00	3,854.07
05/01/2024	ESTIMATED CAM (05/2024)	2,100.83	0.00	3,133.60
04/04/2024	ach	0.00	17,521.30	1,032.77
04/01/2024	BASE RENT (04/2024)	14,700.00	0.00	18,554.07
04/01/2024	ESTIMATED INSURANCE (04/2024)	720.47	0.00	3,854.07
04/01/2024	ESTIMATED CAM (04/2024)	2,100.83	0.00	3,133.60
03/31/2024	2023 CAM Reconciliation	1,032.67	0.00	1,032.77
03/04/2024	ach	0.00	17,426.65	0.10
03/04/2024	ach	0.00	283.95	17,426.75
03/01/2024	BASE RENT (03/2024)	14,700.00	0.00	17,710.70
03/01/2024	ESTIMATED INSURANCE (03/2024)	720.47	0.00	3,010.70
03/01/2024	ESTIMATED CAM (03/2024)	2,100.83	0.00	2,290.23

Notes:

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
0.00	17,521.30	17,521.30	11,757.50	46,800.10

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Date	Description	Charges	Payments	Balance
02/12/2024	ach	0.00	13,883.71	189.40
02/05/2024	ach	0.00	11,840.93	14,073.11
02/05/2024	ach	0.00	17,426.65	25,914.04
02/01/2024	BASE RENT (02/2024)	14,700.00	0.00	43,340.69
02/01/2024	ESTIMATED INSURANCE (02/2024)	720.47	0.00	28,640.69
02/01/2024	ESTIMATED CAM (02/2024)	2,100.83	0.00	27,920.22
01/10/2024	Second Half '22 pay '23 Property Tax	11,840.93	0.00	25,819.39
01/10/2024	Second Half '21 pay '22 Property Tax	5,763.90	0.00	13,978.46
01/10/2024	First Half '22 pay '23 Property Tax	4,411.49	0.00	8,214.56
01/10/2024	First Half '21 pay '22 Property Tax	3,708.42	0.00	3,803.07
01/01/2024	BASE RENT (01/2024)	14,700.00	0.00	94.65
01/01/2024	ESTIMATED INSURANCE (01/2024)	720.47	0.00	-14,605.35
01/01/2024	ESTIMATED CAM (01/2024)	2,100.83	0.00	-15,325.82

Notes:

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
0.00	17,521.30	17,521.30	11,757.50	46,800.10